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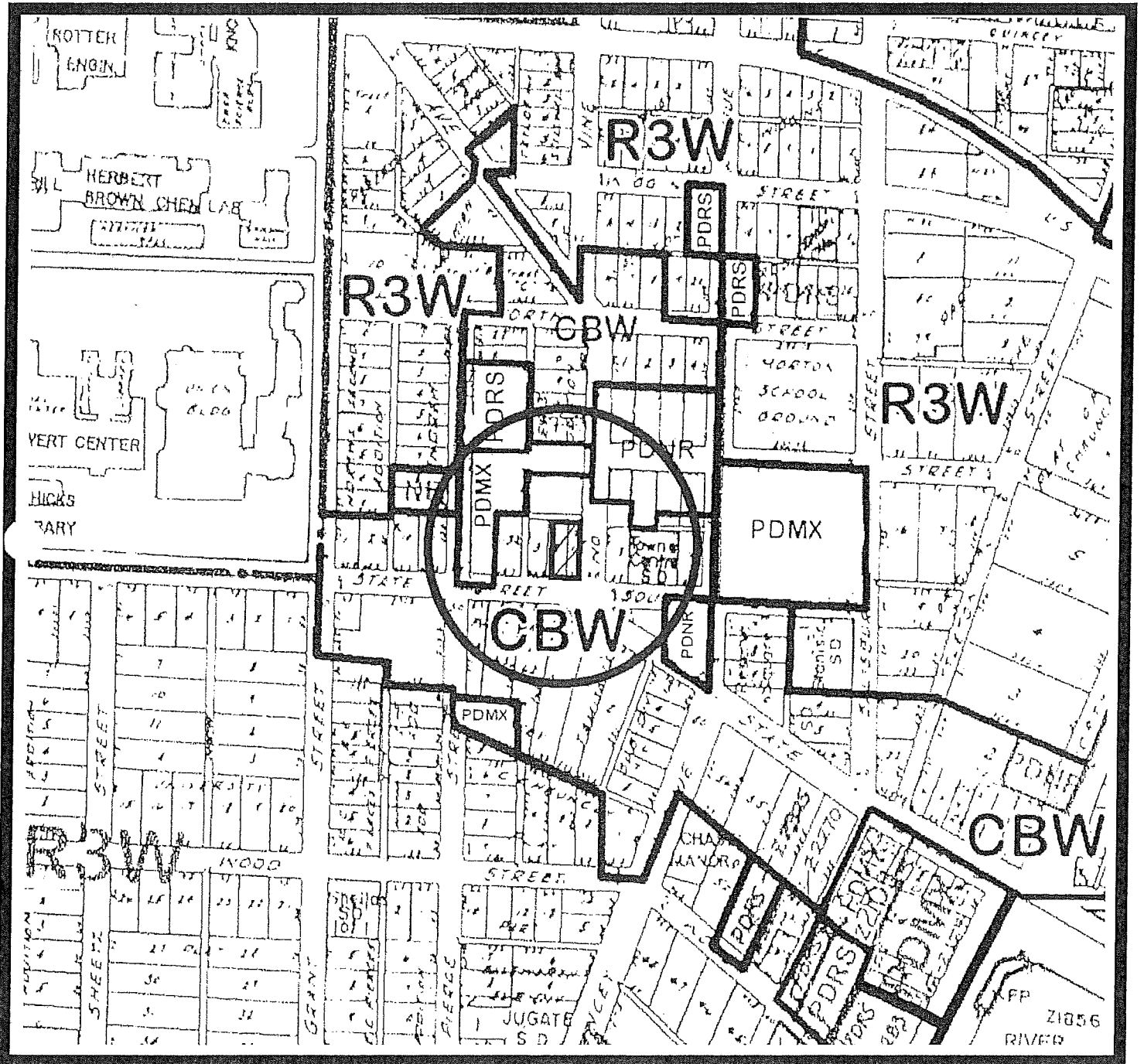
**Z-2482**  
**STATE STREET CORNER, LLC**  
**STATE STREET CORNER PLANNED DEVELOPMENT**  
**CBW TO PDMX**

**STAFF REPORT**  
**June 14, 2012**

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Z-2482  
STATE STREET CORNER PD  
CWB to PDMX



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Z-2482

STATE STREET CORNER, LLC  
STATE STREET CORNER PLANNED DEVELOPMENT  
CBW TO PDMX

Staff Report  
June 14, 2012

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, represented by attorney Daniel Teder, is requesting rezoning of approximately 0.21 acres in the City of West Lafayette for a five-story, mixed-use building containing over 20,000 square feet of retail planned for the basement, first and second floors and 24 apartment units with 49 bedrooms planned for the third, fourth and fifth floors. The property is located in Chauncey Village on the northwest corner of Northwestern Avenue and State Street, West Lafayette, Wabash 19 (NE) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The subject property is presently zoned (CBW) Central Business West Lafayette as are most of the properties in Chauncey Village with the exceptions being the numerous planned developments in the immediate vicinity that have been approved in past years including: Grant Street Station PDRS (Z-2481), Chauncey Square PDMX (Z-2454), University Terrace PDMX (Z-2450), Chipotle PDNR (Z-2255), Chauncey Townhouses PDRS (Z-2216), Villa on Pierce Street PDMX (Z-2122), West Lafayette Public Library PDNR (Z-2109) and Andrew Place PDMX (Z-1966, also known as "Boiler Market"). All rezone petitions in recent years have been planned developments.

**AREA LAND USE PATTERNS:**

The property is located in the very heart of the historic Chauncey Village and is surrounded by a dense mix of commercial and residential uses proper to a central business district. The property presently contains two non-historic structures that contain the Where Else Bar, Subway and Fresh Mix restaurants as well as a leasing office for Prime Campus Housing.

North of the subject property, across the public alley, is the Potbelly's restaurant while immediately adjacent, to the west, is the Brothers Bar & Grill located in a historic commercial building dating from the 1890's. To the east, across Northwestern Avenue is the historic Miller Building, also dating from the 1890's which presently contains the Greyhouse Coffee & Supply Company, the Khana Khazana Indian Grill and residential apartments on the upper floors. Across State Street to the south is the Chauncey Hill shopping strip center and southeast of the property, between South and State Streets, is Louis Sullivan's Purdue State Bank Building. Completed in 1914 this outstanding example of historic "Jewel Box" architecture now houses Chase Bank.

## **TRAFFIC AND TRANSPORTATION:**

Northwestern Avenue and State Street are classified as primary arterials according to the adopted *Thoroughfare Plan*. At over 9-feet on Northwestern and 11-feet on State, the proposed total sidewalks for the project will contain street trees, bicycle loops and other street furniture appropriate for a downtown environment. The streetscape is designed to both set the tone for future streetscape improvements while seamlessly transitioning into the existing conditions to the north and west.

Chauncey Village is a pedestrian-oriented, historic downtown environment that was platted before the age of the automobile. Parking for the project is in keeping with this historic character with no vehicle parking being provided on-site. All parking for the project is located one block away in Chauncey Square's parking garage. Similar to the Andrew Place Planned Development (Boiler Market) on the west end of this block, the project contains only 2-bedroom units (with the exception of three efficiency units). Consistent with Andrew Place's approval, residential parking rate is set at 1 space / unit and the commercial tenant parking was negotiated to adequately park all of the non-residential uses found in the relatively limited Allowable Use Table within the plans. Also consistent with past approved planned developments and numerous variances cases (most recently in 2011 with the Chauncey Square PD and the Southworth Building variance case respectively), no customer parking is being provided. Short-term public parking is available on-street and nearby in the Purdue Grant Street Garage and the West Lafayette Public Library garage. Parking in the Grant Street Garage is typically free and unrestricted on weekends and after 5pm on weekdays and parking in the library's garage is typically free and unrestricted when the library is closed.

## **ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities and Indiana American water are available to serve the site. In addition to the aforementioned sidewalk and streetscape improvements, significant sewer improvements are planned with this project which will result in an updated and expanded sewer capacity that has been sorely needed in the Village for many years.

## **STAFF COMMENTS:**

From its earliest settlement days (when it was known as "Jacktown") in the early 1820's to its incorporation as the City of West Lafayette 100 years later in 1924, the historic Chauncey Village has always functioned as the central business district for the community on the west side of the Wabash River. Over the decades, the rise of the automobile and the suburban expansion of the city to the north diminished the traditional role of the Village, with many shops and businesses being lured to the automobile-centric suburban corridor along Sagamore Parkway.

However, with Purdue University's steady growth and expansion over the years, the attraction of living or doing business near campus likewise grew and, once again, the Village has become a desirable location. This phenomenon is most evident by the numerous residential, commercial and mixed-use developments that have been constructed in the last couple of decades which have sought to capitalize on the historic, near-campus location. Each of these projects has, in its own way, reaffirmed or expanded the traditional role of the Village. With the State Street Corner Planned Development, that role is not only being reaffirmed, it is being celebrated with a project that brings shopping, dining and urban mid-rise living to the most appropriate of places.

The attention to good design is the first noticeable element of the project. Being surrounded by historic structures, the building's architects took care – at staff's urging – to design a building that both complimented and enhanced the existing historic character of the neighborhood. The building has a rounded corner at the street intersection to serve as both a focal point for the structure and as a main entrance to the large, two-story commercial space. Signage for the project is modest in scale and designed for the pedestrian and various architectural elements in the building, such as the parapet brickwork reminiscent of Louis Sullivan's Purdue State Bank Building, add to the building's ability to compliment its historic surroundings. This attention to detail and respect for the architectural traditions in the Village has raised the bar for all future projects in this important part of the city.

Apart from the 24 residential units on the upper three floors, the anchor tenant for the project is anticipated to be a CVS/Pharmacy. The planned two-story, urban-styled CVS is strategically placed to serve the needs of the countless residents, students and visitors that daily pass through the Village. The Subway restaurant and Where Else Bar, which are being displaced by the project, are anticipated to return with the Subway taking a two-story space on Northwestern Avenue and the Where Else Bar moving "down-under" to the new basement level commercial space.

The project is fully ADA accessible with elevator service to all floors and multiple entrances to the basement level - per the request of the West Lafayette Fire Department - for added safety. Residents will not only enjoy the views of the city from their recessed balconies, but also added amenities such as a secured residential entrance on State Street and a secured bicycle storage room in the basement, which adjoins the leasing office.

Located on arguably the most recognizable corner in the city, the State Street Corner Planned Development, in its design details, infrastructure improvements, vibrant mix of uses and pedestrian orientation, is a true landmark for the City of West Lafayette.

#### **STAFF RECOMMENDATION:**

Approval, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans (FDP), signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) for the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B-2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. A traffic maintenance plan shall be submitted with the FDPs, subject to the approval of the Administrative Officer of the City of West Lafayette.
6. Plant schedule approved by the West Lafayette Greenspace Administrator;
7. At the FDP Submission, the Administrative Officer may require all ground floor entry doors on the project's State Street and Northwestern Avenue frontages be recessed into the building in the event that there is insufficient clear sidewalk.
8. At the FDP Submission, with the Administrative Officer's approval, the developer will make every effort to relocate or underground the overhead wires along the project's street frontages.

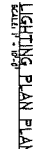


REFER TO CITY OF PEEL DEPARTMENT'S STANDARD DETAILS FOR SPECIFICATIONS AND FINISHES DETAILS.

- | PLANT SCHEDULE |                |             |
|----------------|----------------|-------------|
| QTY.           | BOTANICAL NAME | COMMON NAME |
| QTY.           | BOTANICAL NAME | COMMON NAME |

STREETSCAPE SCHEDULE

LANDSCAPE SHOWN SHALL BE INSTALLED AS PART OF THE CITY OF WEST CAPELLE STREETSCAPE PROJECT FOR THIS BLOCK.



7. Aperture, ED17 (Enclosure, Ceramic Mount Holder, Precision)



**Model 1500i**  
Floor Scale

Heavy-duty stainless steel and carbon steel body with stainless steel parts.

**Additional Information:**

Capacity	1500 kg
Platform Size	600 mm
100 plates	30 mm
Material	Stainless steel
Horizontal beams	Stainless steel
Model type	1500i
Load	1500 kg
Width	1200 mm
Height	1700 mm
Net weight	1700 kg
Number of digits	3 x 6800



EXTERIOR ELEVATIONS

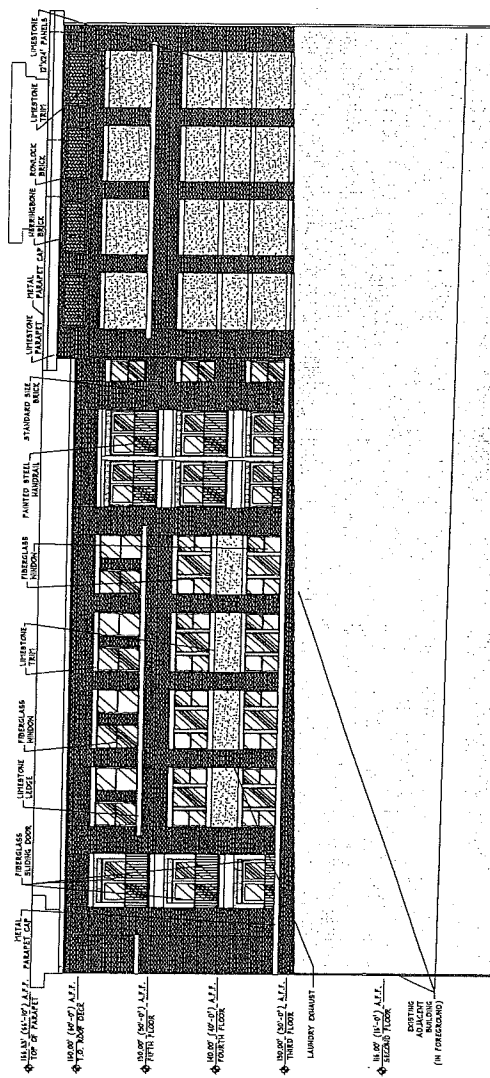
STATE STREET CORNER  
PLANNED DEVELOPMENT  
WEST LAFAYETTE, INDIANA

Project  
Sheet No.  
Date  
Scale

K/G Architecture, Inc.  
327 S. Main Street  
West Lafayette, Indiana 47906  
Tel. 765.497.4598  
Fax. 765.497.4599

PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION

WEST ELEVATION  
SCALE 1/4" = 1'-0"

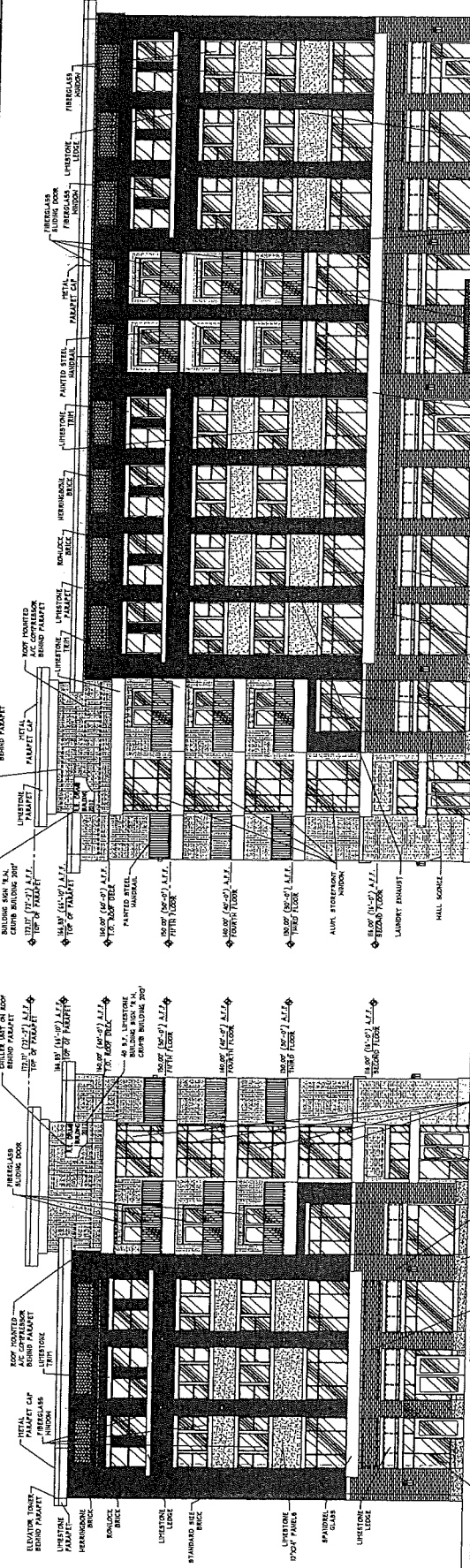


EAST ELEVATION  
SCALE 1/4" = 1'-0"

BUILDING SIGN  
RETAIL SIGN SIZE  
SCALE 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



NORTH ELEVATION  
SCALE 1/4" = 1'-0"

